067.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	872,200 /	872,200
USE VALUE:	872,200 /	872,200
ASSESSED:	872,200 /	872,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOWALSKI STANLEY--ETAL
Owner 2:	KOWALSKI CONSTANCE E
Owner 3:	
Street 1:	71 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Wood Shingle Exterior and 2423 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6949.000	427,600	4,700	439,900	872,200
Total Card	0.160	427,600	4,700	439,900	872,200
Total Parcel	0.160	427,600	4,700	439,900	872,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.97 | /Parcel: 359.97

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42670
GIS Ref	
GIS Ref	
Insp Date	11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0001-0002.0

!5708!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	427,600	4700	6,949.	439,900	872,200		Year end	12/23/2021
2021	101	FV	414,100	4700	6,949.	439,900	858,700		Year End Roll	12/10/2020
2020	101	FV	414,100	4700	6,949.	439,900	858,700	858,700	Year End Roll	12/18/2019
2019	101	FV	362,200	4700	6,949.	408,500	775,400	775,400	Year End Roll	1/3/2019
2018	101	FV	362,200	4700	6,949.	408,500	775,400	775,400	Year End Roll	12/20/2017
2017	101	FV	362,200	4700	6,949.	358,200	725,100	725,100	Year End Roll	1/3/2017
2016	101	FV	362,200	4700	6,949.	326,800	693,700	693,700	Year End	1/4/2016
2015	101	FV	321,400	4700	6,949.	289,100	615,200	615,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:38:02

LAST REV

Date	Time
10/10/19	13:38:09
apro	

USER DEFINED

Prior Id # 1:	42670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5708

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11521-555		6/11/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Meas/Inspect	BS	Barbara S
12/15/2008	Meas/Inspect	294	PATRIOT
11/9/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6949		Sq. Ft.	Site		0	70.	0.90	12									439,927						439,900	

Total AC/HA:	0.15953	Total SF/SM:	6949	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,927	Spl Credit		Total:	439,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08334708
Const Adj.:	1.01288879
Adj $ / SQ:	142.650
Other Features:	82500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580920
Depreciation:	153363
Depreciated Total:	427557

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

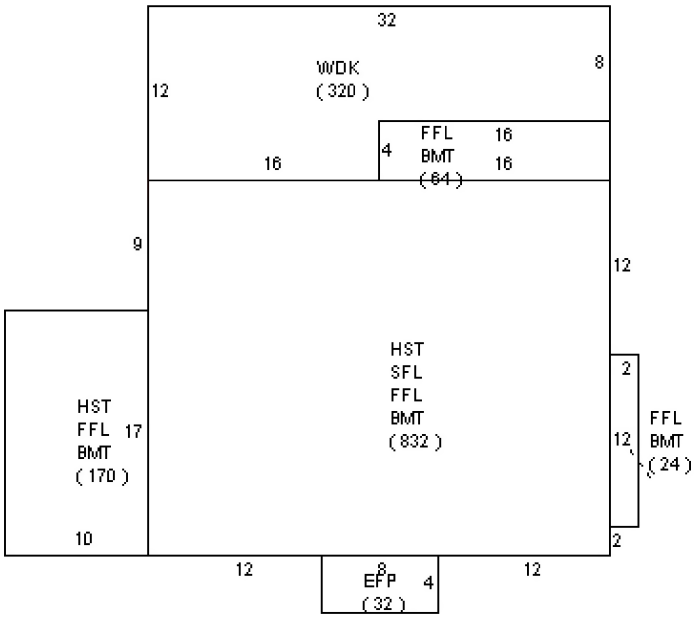
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.61
Special Features:	0	Val/Su Net:	110.63
Final Total:	427600	Val/Su SzAd	176.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	42.800	46,647
FFL	First Floor	1,090	142.650	155,489
SFL	Second Floor	832	142.650	118,685
HST	Half Story	501	142.650	71,468
WDK	Deck	320	9.240	2,958
EFP	Enclos Porch	32	73.540	2,353

Net Sketched Area:	3,865			Total:	397,600
Size Ad	2423	Gross Area	4366	FinArea	2423

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1932	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc